

CITY OF RENO

Planning Commission

December 2, 2010

Staff Report

Agenda #
<u>V1-5</u>
Ward #
<u>4</u>

CASE No.: LDC11-00005 (Military Road Zoning)

APPLICANT: City of Reno

APN NUMBER: N/A

REQUEST: This is a request to establish AC (Arterial Commercial) zoning on a ±35,649 square foot area.

LOCATION: The site is located ±260 feet southwest of the Military Road/Lemmon Drive intersection.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

BACKGROUND: The subject site is an abandoned portion of Military Road. This abandonment occurred following the realignment of the Military Road/Lemmon Drive intersection.

ANALYSIS:

Land Use Compatibility and Zoning: There is a church located to the east of the subject site, on the east side of Military Road. Other than the church the site is surrounded by vacant land.

The only adjoining parcels, located to the north and west, are zoned AC (Arterial Commercial). The parcels to the east and south are located within the Reno-Stead Corridor Joint Plan and have land use designations within the plan of Low Density Suburban/Rural Residential (2.5-1 acre lots), Medium Density Suburban/Suburban Residential (1-3 dwelling units/acre), and High Density Suburban/Low Density Residential (3-7 dwelling units per acre). The subject area is being absorbed by the AC zoned parcels, located to the north and west. Therefore, it is appropriate and logical to establish AC zoning on this site.

Reno Municipal Code (RMC) Section 18.08.102 (c) (Vacated Rights-of-Way) states that if a dedicated street or alley is abandoned the zoning regulations applicable to abutting

properties shall apply to the portion of the vacated right-of-way. Since the subject site is surrounded by AC zoning, the proposed AC zoning is appropriate.

Public Improvements: There is a sewer line located within the western portion of the subject site. The easement for the sewer line is being established through the abandonment process.

Master Plan: As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: (CD-1) The City should encourage new developments with intense activities to locate in existing and planned center and corridor plan areas; and (CD-2) The City should locate new commercial development in existing or planned center and corridor plan areas.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant	Urban Residential/Commercial	AC
SOUTH	Vacant	Special Planning Area – Reno Stead Corridor Joint Plan – High Density Suburban/Low Density Residential	SF6
EAST	Vacant & Church	Reno-Stead Corridor Joint Plan – Low Density Suburban/Rural Residential	Washoe County – LDS/RR
WEST	Vacant	Urban Residential/Commercial	AC

LEGAL REQUIREMENTS:

NRS 278.250(2) Zoning Map Amendment - General

FINDINGS:

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
- e. To provide for recreational needs.
- f. To protect life and property in areas subject to floods, landslides and other natural disasters.
- g. To conform to the adopted population plan, if required by NRS 278.170.
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
- k. To promote health and the general welfare.
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.
- n. To promote systems which use solar or wind energy.
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Staff: Claudia C. Hanson, AICP, Planning Manager



LDC11-00005

Military Road Zoning

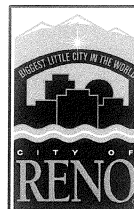
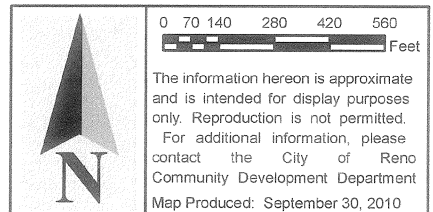
Area = ± 35,254 SQ. FT.

Proposed AC (Arterial Commercial) zoning

 Subject Site

 City Limits

 Zoning



Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

KIS: G/PLANNING/Planning Case Maps/11/LDC11-00005



LDC11-00005

Military Road Zoning

Area = \pm 35,254 SQ. FT.

Proposed AC (Arterial Commercial) zoning



Subject Site



City Limits

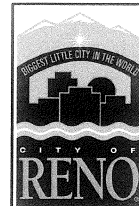


0 70 140 280 420 560
Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department

Map Produced: September 30, 2010



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

KIS: G/PLANNING/Planning Case Maps/11/LDC11-00005

EXPLANATION: *Matter in italics is new*; Matter in brackets [] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.08 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±35,649 SQUARE FOOT AREA LOCATED ±260 FEET SOUTHWEST OF THE MILITARY ROAD/LEMMON DRIVE INTERSECTION TO ESTABLISH AC (ARTERIAL COMMERCIAL) ZONING; TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.08.102(b).1263 relating to a ±35,649 square foot area located ±260 feet southwest of the Military Road/Lemmon Drive intersection and more particularly described in the attached "Exhibits A-1, A-2, B-1 & B-2" to establish AC (Arterial Commercial) zoning on said property, the same to read as follows:

Sec. 18.08.102(b).1263. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC11-00005, thereby changing the use of land indicated therein, relating to a ±35,649 square foot area located ±260 feet southwest of the Military Road/Lemmon Drive intersection and more particularly described in the attached "Exhibits A-1, A-2, B-1 & B-2", to establish AC (Arterial Commercial) zoning on said property.

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT A-1



Land Information Solutions

TRI STATE SURVEYING, Ltd.

1925 E. Prater Way, Sparks, Nevada 89434
Telephone (775) 358-9491 • FAX (775) 358-3664
Toll Free: 1-800-411-3752

All that certain piece or parcel of land located within a portion of the Southeast One-Quarter (SE 1/4) of Section Four (4), Township Twenty (20) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the southeast corner of said Section Four (4) and proceeding thence North $77^{\circ}57'55''$ West, 988.73 feet to the westerly right-of-way line of Lemmon Drive, the POINT OF BEGINNING;

THENCE leaving said westerly right-of-way line, North $89^{\circ}38'08''$ West, 0.77 feet;

THENCE North $18^{\circ}56'15''$ West, 176.56 feet to the beginning of a tangent curve to the left;

THENCE along said curve, having a central angle of $01^{\circ}46'00''$, a radius of 16184.50 feet, through an arc length of 499.04 feet;

THENCE North $20^{\circ}42'15''$ West, 7.73 feet to the beginning of a curve to the left, the tangent to which bears South $40^{\circ}37'26''$ East;

THENCE along said curve, having a central angle of $11^{\circ}17'15''$, a radius of 702.00 feet, through an arc length of 138.30 feet to the beginning of a curve to the right, the tangent to which bears South $20^{\circ}17'32''$ East;

THENCE along said curve, having a central angle of $01^{\circ}21'17''$, a radius of 16244.50 feet, through an arc length of 384.06 feet;

THENCE South $18^{\circ}56'15''$ East, 88.59 feet to the westerly right-of-way line of Lemmon Drive;

THENCE along said westerly right-of-way line, South $14^{\circ}57'24''$ West, 106.29 feet to the POINT OF BEGINNING.

CONTAINING an area of 34,395 square feet of land, more or less.

BASIS OF BEARINGS:

North American Datum of 1983 / 1994

High Accuracy Reference Network (NAD '83/'94-HARN)

George G. Lindesmith, P.L.S.
Nevada Certificate No. 6306

EXHIBIT A-2

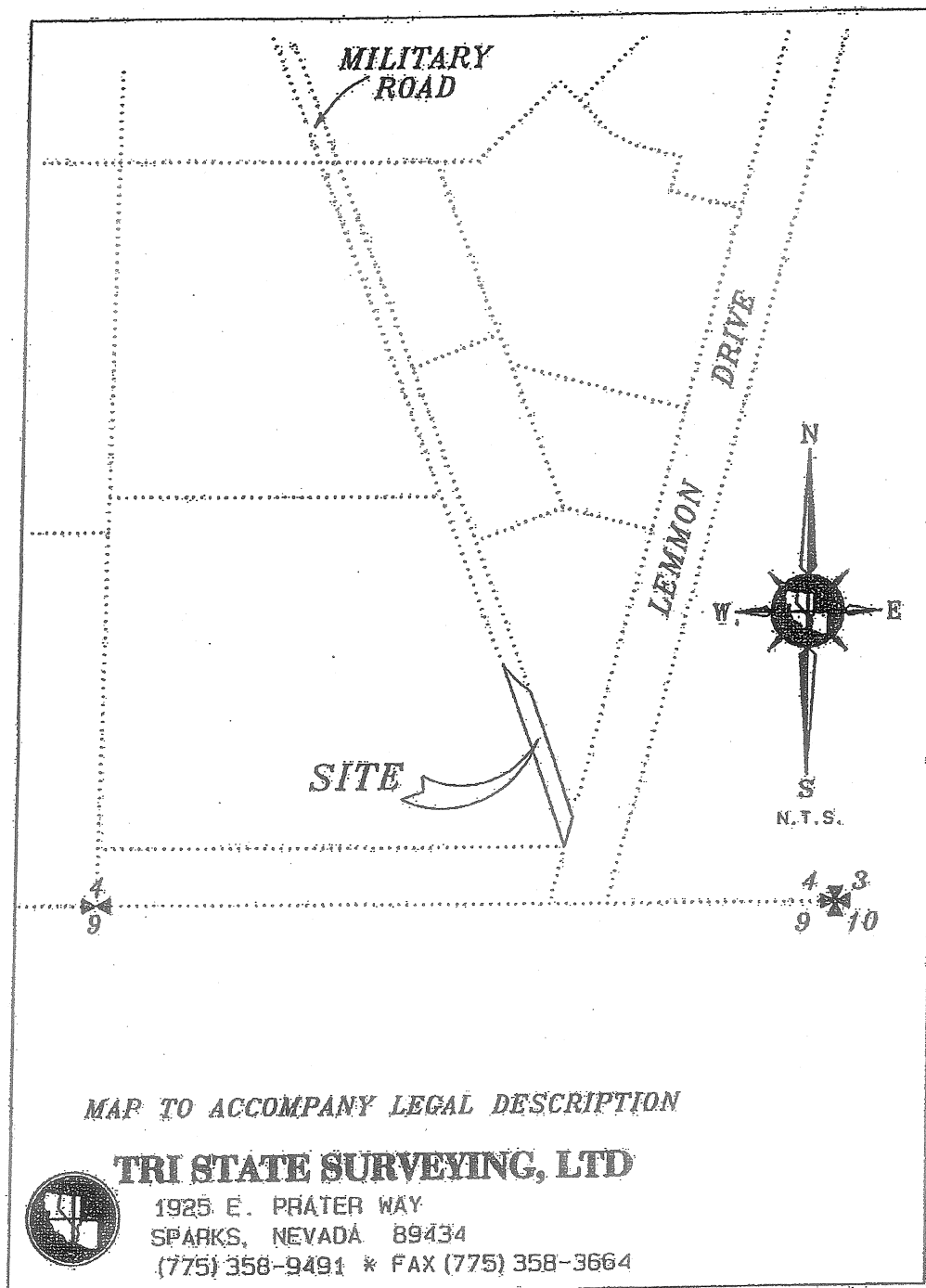


EXHIBIT B-1

Portion of Lemmon Drive
Lemmon Valley Land Company, Inc.
Legal Description

All that certain portion of land, being a portion of Lemmon Drive, situate within a portion of the SE ¼ of Section 4, T20N, R19E, MDM, County of Washoe, State of Nevada, more particularly described as follows:

Commencing at the SE corner of said Section 4, as shown on that certain "Record of Survey for Peek-Gore-Turner-Barker Const. Co.", recorded on June 29, 1973, as Record of Survey 804, File No. 292174, Official Records of Washoe County, Nevada;

Thence N 72°41'36" W, 989.56 feet to the westerly right-of-way of Lemmon Valley Drive and the **POINT OF BEGINNING**;

Thence along said westerly right-of-way, N 19°48'38" W, 82.04 feet to a point of cusp;

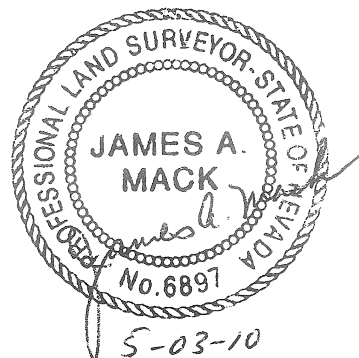
Thence along the arc of a non-tangent curve to the left, from a tangent which bears S 19°48'38" E, having a radius of 25.00 feet, through a central angle of 146°06'22" and an arc length of 63.75 feet;

Thence departing said westerly right-of-way, S 14°05'00" W, 82.04 feet to the Point of Beginning;

Containing an area of 1,254 square feet of land, more or less.

BASIS OF BEARINGS: "Record of Survey for Peek-Gore-Turner-Barker Const. Co.", recorded on June 29, 1973, as Record of Survey 804, File No. 292174, Official Records of Washoe County, Nevada.

Prepared by:
James A. Mack, PLS 6897
GRAY & ASSOCIATES
130 Vine St.
Reno, NV 89503
329-2911



exp. 12-31-11



SCALE: 1" = 40'

MILITARY ROAD

S19°48'38"E
TAN. BRG.

APN 552-261-03
LEMMON VALLEY LAND CO., INC.

$\Delta = 146^{\circ}06'22''$
 $R = 25.00'$
 $L = 63.75'$

N19°48'38"W

S14°05'00"W

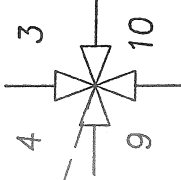
82.04'

82.04'

LEMMON VALLEY DRIVE

N72°41'36"W
989.56'

POB



BASIS OF BEARINGS

"RECORD OF SURVEY FOR

PEEK-GORE-TURNER-BARKER CONST. CO.",
RECORDED ON JUNE 29, 1973, AS RECORD OF
SURVEY 804, FILE No. 292174, OFFICIAL RECORDS
OF WASHOE COUNTY, NEVADA.

AREA = 1,254 SQ. FT.±

POR. SE 1/4 SECTION 4,
T20N, R19E, MDM

G:\10010.00\dwg\10010_LGL.dwg

EXHIBIT B-2

MAP TO SUPPORT LEGAL DESCRIPTION
LEMMON VALLEY LAND COMPANY, INC.
RENO WASHOE COUNTY NEVADA

SCALE: 1" = 40'

DRAWN BY: JAM

DATE: 5-03-10

JOB NO.: 10010.00



Gray & Associates, Inc.

CIVIL ENGINEERS * PLANNERS * SURVEYORS
130 Vine Street, Reno, Nevada 89503
(775) 329-2911 * 329-6469 Fax
www.grayassociates.net